Moorpark, CA 93020
Phone805-491-3400 Fax 805-491-3434

BUILDING SPECS™
Inspection Systems

Confidential Inspection Report

3503 Robin Hill St
Thousand Oaks, CA 91360



Prepared for: Cheryl Watson / The Ronald J. Bandur Trust

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

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Inspection Report

For Cheryl Watson / The Ronald J. Bandur Trust
3503 Robin Hill St
Thousand Oaks, California 91360
Date 09/23/2026.

As requested, we have performed a property inspection report for the address above.

Thank you for choosing BUILDING SPECS INC. to perform a visual inspection on the above property. We've taken great pride developing a reporting system we feel is unique to the industry. It's with pleasure that we submit it to you at this time. You are encouraged to read the entire report, as it will give you a detailed overview of the general condition of the property.

Please understand an inspection is intended to assist you in evaluating the overall condition of the property. The inspection report is an aid to help you make a more informed purchasing decision. Also understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. It is not intended to make any representation regarding latent or concealed defects that may exist. It is not intended for cosmetic or aesthetic evaluation.

Photographs, when provided, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

BUILDING SPECS, INC. follows the standards of practice and code of ethics established by the California Real Estate Inspection Association. These can be reviewed at www.creia.org/i4a/pages/index.cfm?pageid=3283

If you have any questions regarding this report or the condition of the property, please feel free to call anytime.

Blake Felton
BUILDING SPECS, INC

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Inspection Summary

NOTE: Client Must Read Entire Report And Not Rely Solely On The Summary Notes.

CLIENT: Cheryl Watson / The Ronald J. Bandur Trust

INSPECTION ADDRESS: 3503 Robin Hill St Thousand Oaks, California

PRIORITY #1 MAJOR: ***Immediate repairs**, service, upgrades and/or **Further Evaluation** recommended by the appropriate licensed contractor and/or appropriate professional prior to close of escrow.*

ROOF & ATTIC

Roofing:

4.5 Condition of Roof Covering Material:

Action Necessary - The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed. Estimates from licensed professionals are needed. Loose / Cracked tiles noted. Repair as needed.

Attic & Ventilation:

4.19 Roof Framing Condition:

Action Necessary - A condition exists that calls for repairs. There is at least one broken rafter that needs repair. Contact structural professional or licensed contractor to further evaluate. Structural Concern.

GARAGE

Garage:

5.11 Fire Rated Entry Door to Structure:

Action Necessary - Pet Door has breached the fire door. Safety Concern.

STRUCTURAL

Structural:

6.17 Evidence of Mold Noted:

Yes. There is a mold or fungus noted on the interior walls - Noted at Garage Wall/Ceiling. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection.
Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities.
Please consider having testing completed to protect your investment and your family's health.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.7 Condenser Cabinet Level:

Action Necessary - Seismic hold downs not installed as needed so unit does not walk off pad and damage coolant lines during seismic activity.

Heating Unit No. 1:

7.15 Fuel Source:

Action Necessary - Flex gas line enters furnace cabinet. A hazardous condition exists. Recommend installing a rigid gas line for safety.

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7.18 Flue Condition:
Action Necessary - The furnace flue as installed needs immediate action. An unsafe condition exists, and it is a possible health hazard. The exhaust flue piping requires at least a 1" clearance from combustibles. This installation does not appear to meet the clearance safety requirements.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry
8.7 Panel Condition:
Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. Sylvania panels are no longer manufactured. Sylvania Panels have a potential for both fire and electrical shock. Recommend Contacting Qualified Electrical Professional to Fully Evaluate. Safety Concern.

Receptacles:
8.24 Kitchen:
Action Necessary - The GFCI protection does not cover all receptacle as required as of 1999. Previous Requirements are within six(6) feet of water contact areas.

Electrical Outlets:
8.32 Family Room:
Action Necessary - Ground fault protection is missing at wet bar area. Safety Concern. Install as Required.

PLUMBING SYSTEM

Water Heater:
9.35 Safety Overflow Pipe:
Action Necessary - Discharge line does not extend to exterior. Safety Concern.

KITCHEN

Kitchen:
10.2 Outside Entry Door:
Action Necessary - The outside entry door to the kitchen is in need of repair or replacement. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

10.3 Windows:
Action Necessary - At least one window or associated hardware in the kitchen needs repair or replacement. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

10.14 Range Hood:
Action Necessary-The exhaust hood is not directly vented to the exterior of the structure. Building standard since 2010.

10.16 Range/Oven:
Action Necessary - Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

BATHROOMS

Bathroom #2:
12.32 Windows:

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Action Necessary - Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

Bathroom #3:
12.50 Windows:
Action Necessary - Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

BEDROOMS

Bedroom #2:
13.14 Ceiling Fan:
Action Necessary - The ceiling fan installed in this room did not function using normal controls. Possible missing remote. Further evaluation is recommended.

13.16 Windows:
Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

Bedroom #3:
13.25 Windows:
Action Necessary - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

13.27 Smoke Detector:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #4:
13.35 Smoke Detector:
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Front Entry & Main Hallway:
14.7 Main Staircase:
Action Necessary - Some portion of the main stairway needs Immediate Action. Gaps Between Spindles Greater than 4". Safety Concern.

PRIORITY #2 MARGINAL: *Repairs, service, replacement and/or upgrades are recommended by the appropriate professional in the near future. Items are declining in usefulness or ability to perform purpose.*

SITE

Site:
2.6 Site Drainage:

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Attention Needed - The site drainage is in need of attention. There is debris within site drains observed. Attention is needed for the site drainage system to operate as intended.

2.7 Bushes and Shrubs Condition:
Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

Patio:
2.17 Comments:
Attention Needed - The patio barbecue is in need of attention. The gas supply was shut-off at time of inspection. Further Evaluation is Recommended.

FOUNDATION

Foundation:
3.3 Visible Portions of Exterior Foundation Walls:
Attention Needed - The exposed portions of the perimeter foundation walls need maintenance. There is some deterioration to foundation materials observed. Repair is recommended to prevent further deterioration.

ROOF & ATTIC

Roofing:
4.4 Underlayment Noted:
Attention Needed - The underlayment is possibly at an age where replacement may be needed in the not so distant future. Further Evaluation by Licensed Roofing Contactor is Recommended.

4.9 Means of Roof Inspection:
A Drone Camera was used to view the roof covering. The inspection was completed from the ground level. Should a more through inspection be needed we recommend you contact a qualified roofer.

Attic & Ventilation:
4.22 Evidence of Leaks on Interior of Attic:
There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content.

GARAGE

Garage:
5.5 Automatic Overhead Door Opener:
Attention Needed - As of July 1,2019 all new or replaced garage door openers are required to have battery system to allow the door to open in the event of a power outage. The current opener does not appear to have a backup installed .

5.10 Garage Ceiling:
Previous Leak - There are signs of a previous water leak in the ceiling of the garage. It does not appear to be an active leak. Recommend further evaluation as to cause and corrective action.

STRUCTURAL

Structural:
6.4 Trim Condition:
Attention Needed - The trim needs some minor repair to prevent further deterioration. Wood Decay noted. Contact Pest Control Specialist for Full Details.

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6.6 Fascia & Rake Boards:
Attention Needed - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration. Wood Decay noted. Contact Pest Control Specialist for Full Details.

6.10 Window Condition:
Attention Needed - There is at least one window that needs attention. There are pull-cords installed at some of the window coverings. This is considered a child-safety concern per current standards. Repair is recommended.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:
7.1 Model/ Serial Number/ Size:
Attention Needed - Unable to provide manufacturer's details due to worn manufacturer tag. Further Evaluation is Recommended.

Heating Unit No. 1:
7.16 Model/Serial Number/Size:
Brand - Lennox; Model # ; Serial # ; This unit was manufactured about .1980. The typical service life for a forced air natural gas furnace is 18 - 20 years.
Attention Needed - Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

7.28 Filter Condition:
Attention Needed - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed or cleaned regularly every 3-6 months depending on use and type of filter installed.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry
8.12 Condition of Wiring in Panel:
Attention Needed - Unmarked White Hot's. Contact Electrician to Identify & Label as Needed.

Light Switch:
8.48 Dining Room:
Attention Needed - There was a label "DO NOT USE" on light switch within this room. Further evaluation is recommended.

PLUMBING SYSTEM

Plumbing:
9.13 Waste Piping Condition:
Attention - Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of escrow.

Water Heater:
9.27 Drip Leg Installed for Natural Gas-Fired Unit:
No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

9.30 Water Piping Condition:
Attention Needed - There is no cold water bond or expansion tank installed on water piping. Not to Current Plumbing

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Standards.

KITCHEN

Kitchen:

10.4 Walls:

Attention Needed - The walls in the kitchen show a condition that needs some attention. Some minor cracks were noted. Be sure to take note of any future movement. Repair as needed.

BATHROOMS

Master Bathroom:

12.1 Vanity Cabinet:

Attention Needed - The vanity cabinet shelve has stains noted. No elevated moisture was measured. Possible Past Leak.

12.7 Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.. Cracked tile(s) noted. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.

12.8 Tub/Shower Drain:

Attention Needed - The shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

BEDROOMS

Master Bedroom:

13.3 Walls:

Attention Needed - The walls in the room show some condition that needs attention. There is some minor cracking noted. Be sure to take note of any future movement. Repair as needed.

13.6 Floor:

Attention Needed - The floor in this room is in need of some attention. The floor covering material is carpet. Rippling in flooring noted. Trip Concern.

13.7 Windows:

Attention Needed - At least one window or associated hardware in this room needs attention. There is a film/tint installed on at least one window. Imperfections noted. Repair as needed.

Bedroom #4:

13.32 Floor:

Attention Needed - The floor in this room is in need of some attention. The floor covering material is carpet. Staining and Discoloration in the carpet flooring noted.

OTHER LIVING SPACES

Front Entry & Main Hallway:

14.8 Upper Level Hallway:

Attention Needed - The upper hallway walls need attention. Some minor cracks were noted. Be sure to take note of any future movement. Repair as needed.

Living Room:

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14.12 Windows:
Attention Needed - At least one window or associated hardware in this room needs attention. Unable to open window at time of inspection. Locking hardware did not appear to disengage. Further evaluation is recommended.

Dining Room:
14.15 Ceiling:
Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak - Noted above window. Further evaluation as to cause and corrective action is recommended.

Family Room:
14.22 Floor:
Attention Needed - The floor in this room is in need of some attention. The floor covering material is carpet. Staining and Discoloration in the carpet flooring noted.

14.24 Fireplace:
Attention Needed - Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. Further Evaluation by Fireplace Professional is Recommended.

POOL/SPA & EQUIPMENT

General Comments:
15.1
Attention Needed - There is a 15-amp breaker labeled "Spa Pump" that was shut-off at time of inspection. No spa noted at time of inspection. Further evaluation is recommended.

PRIORITY #3 NOTES:

General notes, comments and/or Recommended Maintenance and/or Recommended upgrades for increased safety or to enhance buildings performance.

SITE

Paving Condition:
2.12 Walkway Condition:
Attention Needed - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. .

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:
7.12 Evidence of Maintenance:
No.

PLUMBING SYSTEM

Plumbing:
9.9 Exterior Hose Bibs Functional:
There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

BATHROOMS

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Master Bathroom:

12.12 Entry Door:

Attention Needed - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. Minor gaps at door jamb noted. Adjust or repair as needed.

12.16 Floor:

Attention Needed - The flooring in this bathroom is in need of attention to prevent further deterioration. The floor covering material is ceramic or glazed tile. Damaged grout between tiles noted. Repair is recommended to prevent any further damages.

Bathroom #2:

12.28 Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard. Repair is recommended.

BEDROOMS

Bedroom #4:

13.28 Entry Door:

Attention Needed - The entry door or hardware on this room needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

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GENERAL INFORMATION

1.1 Name:	Cheryl Watson / The Ronald J. Bandur Trust.
1.2 Date:	09/23/2026.

Inspection Info:

1.3 Building Status;	Occupied -*Limited access to components of the house. finished surfaces, receptacles, windows, etc. Many areas could not be evaluated at this time. Client is advised to conduct a final pre-closing walkthrough which this inspection cannot replace.*
1.4 Overall Building Condition;	Appears in overall adequate and functional conditions by means of a limited visual inspection. Remodeled.
1.5 Street:	3503 Robin Hill St.
1.6 City:	Thousand Oaks.
1.7 State:	California.
1.8 Zip Code:	91360.
1.9 County:	Ventura.
1.10 Country:	U.S.A.
1.11 Type of Building:	Residential.
1.12 Style of House:	Two Story.
1.13 Location:	Inland, Earthquake Prone, High winds.
1.14 Client Accompanied Inspector Approx:	0%
1.15 Present at time of inspection:	Sellers Agent.

Building Characteristics:

1.16 Main Entry Faces:	Northeast.
1.17 Estimated Age:	1980 Year Built.
1.18 Building Type:	1 family.
1.19 Stories:	2
1.20 Space Below Grade:	Ground floor living area.

Climatic Conditions:

1.21 Weather:	Clear.
1.22 Soil Conditions:	Dry.
1.23 Outside Temperature (F):	70-80.

Utility Services:

1.24 Water Source:	Public.
1.25 Utilities Status:	All utilities on.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the

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conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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SITE

Site:

2.1 House faces: The front of the house faces Northeast.

2.2 Rear View The rear of the house faces Southwest.

2.3 Style of House: Two Story.

2.4 Estimated age of house: The house is 30 - 50 years old.

2.5 Approximate Lot Size: The lot appears to be of an average size for the area.

2.6 Site Drainage: **Attention Needed** - The site drainage is in need of attention. There is debris within site drains observed. Attention is needed for the site drainage system to operate as intended.



2.7 Bushes and Shrubs Condition: Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



2.8 Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

2.9 Driveway Paving Material: Concrete.

2.10 Driveway Condition: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

2.11 Walkways and Stoop Materials: Concrete.

2.12 Walkway Condition: **Attention Needed** - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage.
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2.13 Entryway Stoop: Satisfactory - The entryway stoop is in functional condition.

Patio:

2.14 Patio Slab Materials: Concrete. Brick. Flagstone.

2.15 Slab Condition: Satisfactory - The slab is in useable condition.

2.16 Patio Lighted: Yes.

2.17 Comments: **Attention Needed -** The patio barbecue is in need of attention. The gas supply was shut-off at time of inspection. Further Evaluation is Recommended.





Fences & Gates:

2.18 Fencing Materials: Vinyl materials.

2.19 Fence Materials Condition: Satisfactory - The fencing materials appear to be in satisfactory condition.

2.20 Gates and Latches: Satisfactory - The gates and latches are performing as intended.

Utility Services:

2.21 Water Source: City.

2.22 Water Meter Location: Front yard several feet in from the street.

2.23 Electric Service: Underground.

2.24 Cable Television Service: Underground.

2.25 Telephone Service: Underground.

2.26 Cable Television, Telephone Grounding Wire Verified: Yes - The cable television and/or the telephone service lines appear to be grounded.

2.27 Fuel Source: Natural gas is provided by a regulated service company or utility.

Gas Services:

2.28 Gas-fired Equipment Installed: Furnace. Water heater. Range - oven. There is also a gas starter in the fireplace or a gas log fireplace. Gas cooking grill.

2.29 Location of Meter: Right side of the house.

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2.30 Type of Gas Supply:	Natural Gas.
2.31 Gas Appliances in Garage Area:	Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater. Furnace.
2.32 Gas Line Primary Piping Material:	Black Iron Pipe.
2.33 Secondary Supply Piping:	Black Iron Pipe. The connector is an AGA approved material and is so tagged.
2.34 Piping Installation - Routing - Shutoffs - Hangers - Supports:	Satisfactory - Gas supply piping as installed appears adequate.
2.35 Gas Odors Noted:	No.
2.36 Vents Noted From Roof View:	There is at least one gas-fired vent stack through the roofline.

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FOUNDATION

Foundation:

3.1 Type of Foundation: Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

3.2 Foundation Materials: Poured in place concrete, 8 inches or more thick.

3.3 Visible Portions of Exterior Foundation Walls: **Attention Needed** - The exposed portions of the perimeter foundation walls need maintenance. There is some deterioration to foundation materials observed. Repair is recommended to prevent further deterioration.



3.4 Visible Foundation Wall Cracks Noted From Exterior: No visible cracking in the vertical foundation walls was noted during the exterior examination.

3.5 Evidence of Recent Movement: No - There is no evidence of any recent movement.

3.6 Perimeter Foundation Drainage Surface: Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

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ROOF & ATTIC

Roofing:

4.1 Type Roof: Gable.

4.2 Roof Covering Materials: Tile Roofing. Tiles are manufactured from concrete terra cotta or metal. Tiles are generally installed in horizontal rows. If they are not interlocking, then there must be a felt underlayment.

4.3 Cover Layers: The roof covering on the main structure appears to be the first covering.

4.4 Underlayment Noted: **Attention Needed -** The underlayment is possibly at an age where replacement may be needed in the not so distant future. Further Evaluation by Licensed Roofing Contactor is Recommended.

4.5 Condition of Roof Covering Material: **Action Necessary** - The roof covering material shows evidence of deterioration or leakage to the degree that action is required to determine the extent of repairs needed. Estimates from licensed professionals are needed. Loose / Cracked tiles noted. Repair as needed.

Attention - The roof covering material shows signs of previous repairs. Further Evaluation as to when repairs were completed is recommended.





4.6 Estimated Life Expectancy of Roof: The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

4.7 Slope: Medium slope is considered to be between 4 in 12 and 6 in 12.

4.8 Flashing: Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

4.9 Means of Roof Inspection: A Drone Camera was used to view the roof covering. The inspection was completed from the ground level. Should a more through inspection be needed we recommend you contact a qualified roofer.

4.10 Valleys: Satisfactory - The valleys appear to be in satisfactory condition.

4.11 Ridges: Satisfactory - The ridge covering material appears to be in satisfactory condition.

4.12 Vents: Satisfactory.

4.13 Roof Gutter System: The gutter system on the roof edge appears to be functional and adequately sloped to

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carry the water to the downspouts.

Attic & Ventilation:

4.14 Attic Access Location: Bedroom closet ceiling.

4.15 Attic Accessibility: Ceiling scuttle hole.

4.16 Method of Inspection: The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

4.17 Attic Cavity Type: Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

4.18 Roof Framing: A rafter system is installed in the attic cavity to support the roof decking.

4.19 Roof Framing Condition: **Action Necessary** - A condition exists that calls for repairs. There is at least one broken rafter that needs repair. Contact structural professional or licensed contractor to further evaluate. Structural Concern.



4.20 Roof Bracing: The roof framing as installed seems adequate.

4.21 Roof Decking: The roof decking material is plywood sheeting.

4.22 Evidence of Leaks on Interior of Attic: There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content.



4.23 Ventilation Hi/Low: Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

4.24 Vapor Barrier Installed: There was no vapor barrier noted in the attic cavity.

4.25 Insulation Noted: Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Batts.

4.26 Attic ventilation fan: Yes - There is an attic ventilation fan installed. It is thermostatically activated, and it was not tested as a part of this inspection. The inspector does not override automatic controls as a part of the inspection.

4.27 Attic Electrical: Satisfactory.

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GARAGE

Garage:

5.1 Garage Type — The garage is attached.

5.2 Size of Garage: — Two car garage.

5.3 Number of Overhead Doors — There is a single overhead door.

5.4 Overhead Door and Hardware Condition: — Satisfactory - The overhead door is in satisfactory condition, and it is functional.

5.5 Automatic Overhead Door Opener: — **Attention Needed -** As of July 1,2019 all new or replaced garage door openers are required to have battery system to allow the door to open in the event of a power outage. The current opener does not appear to have a backup installed .



5.6 Safety Reverse Switch on the Automatic Opener: — Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.

5.7 Outside Entry Door: — The outside entry door to the garage is satisfactory.

5.8 Floor Condition: — Satisfactory - The garage floor is in satisfactory condition. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.



5.9 Garage Walls Condition: — The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.

5.10 Garage Ceiling: — Previous Leak - There are signs of a previous water leak in the ceiling of the garage. It does not appear to be an active leak. Recommend further evaluation as to cause and corrective action.

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5.11 Fire Rated Entry Door to Structure: **Action Necessary -** Pet Door has breached the fire door. Safety Concern.



5.12 Garage Foundation: Satisfactory - The visible portions of the foundation under the garage appear to be functional.

5.13 Garage Roof Condition: Attached to the house.

5.14 Water Source Installed: Yes - There is a water source installed in the garage.

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STRUCTURAL

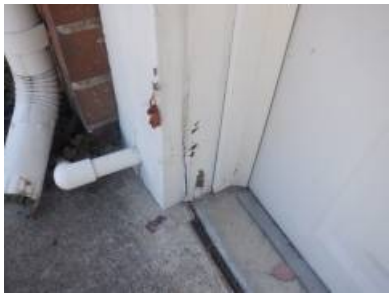
Structural:

6.1 Type of Construction: Frame.

6.2 Exterior Siding Materials: Stucco.

6.3 Siding Condition: Satisfactory - The siding is in serviceable condition.

6.4 Trim Condition: **Attention Needed** - The trim needs some minor repair to prevent further deterioration. Wood Decay noted. Contact Pest Control Specialist for Full Details.




6.5 Soffit/Eaves: Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

6.6 Fascia & Rake Boards: **Attention Needed** - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration. Wood Decay noted. Contact Pest Control Specialist for Full Details.



6.7 Condition of Painted Surfaces: Satisfactory - The finish or exposed painted surfaces are satisfactory.

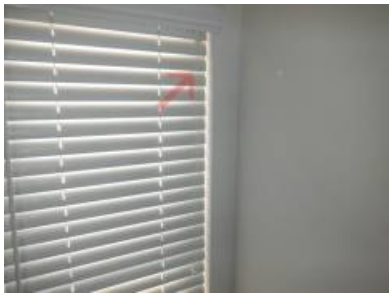
6.8 Outside Entry Doors: Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

6.9 Windows Type: Horizontal Sliding. Single Hung. Insulated glass windows.

6.10 Window Condition: **Attention Needed** - There is at least one window that needs attention. There are pull-cords installed at some of the window coverings. This is considered a child-safety concern per current standards. Repair is recommended.

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6.11 Structure-to-Earth Clearance: Satisfactory - There appears to be adequate clearance between the earth and the wood.

6.12 Electrical Receptacles GFCI Protection Observed - Satisfactory.

6.13 Structural Caulking: Satisfactory - The structural caulking appears to be in satisfactory condition.

6.14 Framing Type: Platform framing was the chosen style of framing.

6.15 Wall Covering Material: The wall covering material is predominately sheetrock.

6.16 Ceiling Covering Material: The ceiling covering material is predominantly sheetrock.

6.17 Evidence of Mold Noted: Yes. There is a mold or fungus noted on the interior walls - Noted at Garage Wall/Ceiling. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection.
Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities.
Please consider having testing completed to protect your investment and your family's health.



6.18 Interior of the Wall Cavity: The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

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HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.1 Model/ Serial Number/ Size: **Attention Needed -** Unable to provide manufacturer's details due to worn manufacturer tag. Further Evaluation is Recommended.



7.2 Type: Refrigerator/Split System. Electricity-powered.

7.3 Unit/Condenser Location: Right side of property.



7.4 Unit Tested: Yes.

7.5 Insulation Wrap on the Suction Line: Satisfactory.

7.6 Condenser Clear of Obstruction: Satisfactory.

7.7 Condenser Cabinet Level: **Action Necessary -** Seismic hold downs not installed as needed so unit does not walk off pad and damage coolant lines during seismic activity.



7.8 Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

7.9 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

7.10 Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic

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checking to make sure that the line is clear will help to maintain the system.

7.11 Temperature Differential: Satisfactory - The desired temperature drop across the evaporator is 14 - 22 degrees F.

7.12 Evidence of Maintenance: No.

Heating Unit No. 1:

7.13 Heating System Location: Garage.

7.14 Heating System Type: A forced air furnace is installed as the primary source of heat.

7.15 Fuel Source: **Action Necessary -** Flex gas line enters furnace cabinet. A hazardous condition exists. Recommend installing a rigid gas line for safety.



7.16 Model/Serial Number/Size: Brand - Lennox; Model # ; Serial # ; This unit was manufactured about .1980. The typical service life for a forced air natural gas furnace is 18 - 20 years.
Attention Needed - Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.





7.17 Flue Type: The flue pipe is metal.

7.18 Flue Condition: **Action Necessary** - The furnace flue as installed needs immediate action. An unsafe condition exists, and it is a possible health hazard. The exhaust flue piping requires at least a 1" clearance from combustibles. This installation does not appear to meet the clearance safety requirements.



7.19 Unit Tested: Yes.

7.20 Furnace Temperature output Yes, The actual temperature rise was within this range.

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within manufacturer specifications:

7.21 Heat Exchanger Inspected:	Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.
7.22 Carbon Monoxide	There is a Carbon Monoxide Tester installed. No comment is made as to its ability to safely monitor current carbon monoxide levels or the carbon monoxide level present that will set off the alarm when the unit is functional.
7.23 Draft Hoods/Draw:	Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.
7.24 Gas-fired Appliance Flue/Vents:	Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.
7.25 Secondary Air Adequacy:	Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
7.26 Blower Condition:	Satisfactory - The blower assembly appears to be performing as expected.
7.27 Filter Type	Disposal.
7.28 Filter Condition:	**Attention Needed** - The filter is in need of cleaning or replacement. It is recommended that the filter(s) be changed or cleaned regularly every 3-6 months depending on use and type of filter installed.



7.29 Ducts Condition:	Satisfactory - The ductwork appears to be properly installed and supported.
7.30 Duct Insulation in Unheated Spaces:	Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
7.31 Does each habitable room have a heat source?	Yes.
7.32 Adequate Returns or Undercut Doors:	Yes.
7.33 Thermostat Location:	Hallway.
7.34 Thermostat Condition:	Satisfactory - The thermostat worked properly when tested.

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ELECTRICAL SYSTEMS

Primary Power Source

8.1 Service Voltage: The incoming electrical service to this structure is 120/240 volts.

8.2 Service/Entrance/Meter: Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

8.3 Main Power Distribution Panel Location: Right side of property.

8.4 Main Power Panel Size: 125 amp - The amperage of the main power panel appears to be within normal parameters for the structure' s age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.



8.5 Service Cable to Panel Type: Copper.

8.6 Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

8.7 Panel Condition: **Action Necessary** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. Sylvania panels are no longer manufactured. Sylvania Panels have a potential for both fire and electrical shock. Recommend Contacting Qualified Electrical Professional to Fully Evaluate. Safety Concern.



8.8 Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

8.9 Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

8.10 Legend Available: Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

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8.11 Panel Cover Removed: Yes.



8.12 Condition of Wiring in Panel: **Attention Needed -** Unmarked White Hot's. Contact Electrician to Identify & Label as Needed.



8.13 Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.
Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

8.14 Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

8.15 Main Service Ground Verified: Yes - The main service ground wire was located by the inspector.

8.16 Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

8.17 Smoke Detectors: Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

8.18 Doorbell: Yes - At least one exterior door has a working doorbell.

8.19 Exterior Lighting: Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security. Automatic controls were not overridden by inspector at time of inspection.

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Electrical Service:

8.20 Patio: Yes.

8.21 Garage: Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Electric Service Condition:

8.22 Utility Services: Satisfactory - The underground service appears adequate.

Light Fixtures:

8.23 Kitchen: Satisfactory - The light fixtures within the kitchen are functional.

Receptacles:

8.24 Kitchen: **Action Necessary -** The GFCI protection does not cover all receptacle as required as of 1999. Previous Requirements are within six(6) feet of water contact areas.



Electrical Outlets:

8.25 Laundry: Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

8.26 Master Bedroom: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.27 Bedroom #2: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.28 Bedroom #3: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.29 Bedroom #4: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.30 Living Room: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.31 Dining Room: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.32 Family Room: **Action Necessary -** Ground fault protection is missing at wet bar area. Safety Concern. Install as Required.



Lighting:

8.33 Laundry: Satisfactory - Lighting in the laundry is adequate.

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Light Fixture:

8.34 Master Bathroom: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.35 Bathroom #2: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.36 Bathroom #3: Satisfactory - The light fixtures within this bathroom are satisfactory.

Ground Fault Interrupt Outlets:

8.37 Master Bathroom: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.38 Bathroom #2: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.39 Bathroom #3: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

8.40 Master Bathroom: Satisfactory - The light switch is satisfactory.

8.41 Bathroom #2: Satisfactory - The light switch is satisfactory.

8.42 Bathroom #3: Satisfactory - The light switch is satisfactory.

8.43 Master Bedroom: Satisfactory - The light switch was functional at the time of the inspection.

8.44 Bedroom #2: Satisfactory - The light switch was functional at the time of the inspection.

8.45 Bedroom #3: Satisfactory - The light switch was functional at the time of the inspection.

8.46 Bedroom #4: Satisfactory - The light switch was functional at the time of the inspection.

8.47 Living Room: Satisfactory - The light switch was functional at the time of the inspection.

8.48 Dining Room: **Attention Needed** - There was a label "DO NOT USE" on light switch within this room. Further evaluation is recommended.



8.49 Family Room: Satisfactory - The light switch was functional at the time of the inspection.

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PLUMBING SYSTEM

Plumbing:

9.1 Water Source: City/Municipal.

9.2 Plumbing Service Piping Size to Structure: 1" water service line from the meter to the main cutoff.



9.3 Public Service Piping Material: The main service line to the structure is copper.

9.4 Main Water Line Cutoff Location: Front yard.



9.5 Visible Mineral Deposits or Encrustations: No.

9.6 Interior Supply Piping Size: The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

9.7 Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.

9.8 Water Pressure: 44 PSI - Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.



9.9 Exterior Hose Bibs Functional: There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

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9.10 Functional Supply:	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
9.11 Leaks in the Supply Piping Noted:	No.
9.12 Waste Line Materials	The predominant waste line material is plastic.
9.13 Waste Piping Condition:	**Attention -** Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of escrow.
9.14 Vent Piping Material	The vent material, as it passes through the roof, is plastic.
9.15 Vent Piping Condition:	Satisfactory - The visible plumbing vent piping appears functional.
9.16 Supply/Waste Piping Supports:	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
9.17 Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
9.18 Objectionable Odors Noted:	No.
9.19 Location of Waste Line Cleanouts:	Exterior.
9.20 Lawn Sprinkler System:	There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Water Heater:

9.21 Location:	Garage.
9.22 Model & Serial Numbers:	Brand - Rheem; Model # - ; Serial # - ; Manufactured approximately2010. The average service life for a water heater is 10 - 12 years. The water heater appears to be at or near the end of its economic life. Although it is functional today, you should plan for its replacement.



9.23 Tank Capacity:	A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.
9.24 Fuel Source for Water Heater:	The water heater is gas-fired.
9.25 Exposed Water Heater Condition:	Satisfactory -
9.26 Firebox Condition	The underside of the tank appears to be in normal condition in relation to its age.
9.27 Drip Leg Installed for Natural Gas-Fired Unit:	No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

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9.28 Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

9.29 Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

9.30 Water Piping Condition: **Attention Needed** - There is no cold water bond or expansion tank installed on water piping. Not to Current Plumbing Standards.



9.31 Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

9.32 Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

9.33 Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.

9.34 Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

9.35 Safety Overflow Pipe: **Action Necessary -** Discharge line does not extend to exterior. Safety Concern.



9.36 Seismic Strapping Satisfactory.

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KITCHEN

Kitchen:

10.1 Location: Main level rear of house.

10.2 Outside Entry Door: **Action Necessary** - The outside entry door to the kitchen is in need of repair or replacement. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



10.3 Windows: **Action Necessary** - At least one window or associated hardware in the kitchen needs repair or replacement. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



10.4 Walls: **Attention Needed** - The walls in the kitchen show a condition that needs some attention. Some minor cracks were noted. Be sure to take note of any future movement. Repair as needed.



10.5 Ceiling: Satisfactory - The ceiling is functional and as expected.

10.6 Floor: Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is ceramic or glazed tile.

10.7 Countertops: Satisfactory - The countertops in the kitchen are satisfactory. Granite.

10.8 Cabinets, Drawers, and Doors: Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

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10.9 Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
10.10 Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
10.11 Caulking Water Contact Areas:	Satisfactory - The caulking in water contact areas appears to be satisfactory.
10.12 Disposal:	Satisfactory - The disposal appears to be functional.
10.13 Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
10.14 Range Hood:	**Action Necessary**-The exhaust hood is not directly vented to the exterior of the structure. Building standard since 2010.



10.15 Range/Oven Fuel Source:	Gas - There is a gas line installed for a range/oven.
10.16 Range/Oven:	**Action Necessary -** Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.
10.17 Microwave Oven:	Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.
10.18 Refrigerator:	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.
10.19 Water For Refrigerator:	None noted.
10.20 Heat Source:	Satisfactory - There is a heat register in this room.

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LAUNDRY

Laundry:

11.1 Location:	Garage.
11.2 Washer & Dryer	A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.
11.3 Washer Hookup:	Yes.
11.4 Dryer Hookup:	Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.
11.5 Dryer Ventilation:	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
11.6 Area Ventilation:	Satisfactory - The area ventilation seems adequate.
11.7 Laundry Basin:	No.

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BATHROOMS

Master Bathroom:

12.1 Vanity Cabinet: **Attention Needed -** The vanity cabinet shelve has stains noted. No elevated moisture was measured. Possible Past Leak.



12.2 Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

12.3 Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

12.4 Toilet Condition Satisfactory - The toilet in this bathroom appears to be functional.

12.5 Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

12.6 Shower Pan: Fiberglass - The fiberglass shower pan does not appear to leak at this time.

12.7 Tub & Shower Walls: **Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration.. Cracked tile(s) noted. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.



12.8 Tub/Shower Drain: **Attention Needed** - The shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

12.9 Glass Tub/Shower Door: Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

12.10 Caulking/Water Contact Areas: Satisfactory - The caulking in the water contact areas appears to be satisfactory.

12.11 Heat Source: Satisfactory - There is a heat source in this room.

12.12 Entry Door: **Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. Minor gaps at door jamb noted. Adjust or repair as needed.

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12.13 Walls: Satisfactory - The walls in this bathroom are satisfactory.

12.14 Windows: Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

12.15 Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.

12.16 Floor: **Attention Needed** - The flooring in this bathroom is in need of attention to prevent further deterioration. The floor covering material is ceramic or glazed tile. Damaged grout between tiles noted. Repair is recommended to prevent any further damages.



12.17 Ventilation Fans: None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Bathroom #2:

12.18 Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

12.19 Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

12.20 Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

12.21 Toilet Condition Satisfactory - The toilet in this bathroom appears to be functional.

12.22 Tub: Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

12.23 Tub Faucet: Satisfactory.

12.24 Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

12.25 Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.

12.26 Tub/Shower Drain: Satisfactory - The tub/shower appears to drain at an acceptable rate.

12.27 Glass Tub/Shower Door: Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

12.28 Caulking/Water Contact Areas: **Attention Needed** - The caulking in the water contact areas appears to need attention. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard. Repair is recommended.

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12.29 Heat Source: Satisfactory - There is a heat source in this room.

12.30 Entry Door: Satisfactory - The entry door to the bathroom is functional.

12.31 Walls: Satisfactory - The walls in this bathroom are satisfactory.

12.32 Windows: **Action Necessary -** Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.



12.33 Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.

12.34 Floor: Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

12.35 Ventilation Fans: None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Bathroom #3:

12.36 Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

12.37 Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

12.38 Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

12.39 Toilet Condition Satisfactory - The toilet in this bathroom appears to be functional.

12.40 Tub: Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

12.41 Tub Faucet: Satisfactory.

12.42 Shower/Shower Head and Mixing Valves: Satisfactory - The shower, shower head, and mixing valves are all performing as required.

12.43 Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.

12.44 Tub/Shower Drain: Satisfactory - The tub/shower appears to drain at an acceptable rate.

12.45 Glass Tub/Shower Door: Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

12.46 Caulking/Water Contact Satisfactory - The caulking in the water contact areas appears to be satisfactory.

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Areas:

12.47 Heat Source: Satisfactory - There is a heat source in this room.

12.48 Entry Door: Satisfactory - The entry door to the bathroom is functional.

12.49 Walls: Satisfactory - The walls in this bathroom are satisfactory.

12.50 Windows: **Action Necessary -** Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.



12.51 Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.

12.52 Floor: Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

12.53 Ventilation Fans: None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

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BEDROOMS

Master Bedroom:

13.1 Entry Door: Satisfactory - The entry door on this room is functional.

13.2 Closet: Satisfactory - The closet is functional and of average size. The closet is lighted. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

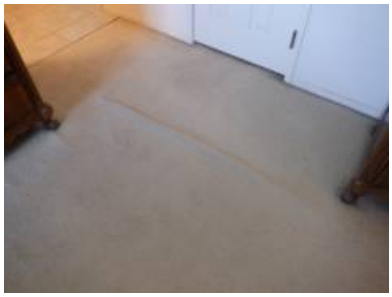
13.3 Walls: **Attention Needed** - The walls in the room show some condition that needs attention. There is some minor cracking noted. Be sure to take note of any future movement. Repair as needed.



13.4 Ceiling: Satisfactory - The ceiling is functional.

13.5 Ceiling Fan: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional. There is a remote control for the ceiling fan. Be sure to verify its presence at the closing walk-through inspection.

13.6 Floor: **Attention Needed** - The floor in this room is in need of some attention. The floor covering material is carpet. Rippling in flooring noted. Trip Concern.



13.7 Windows: **Attention Needed** - At least one window or associated hardware in this room needs attention. There is a film/tint installed on at least one window. Imperfections noted. Repair as needed.



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13.8 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.9 Smoke Detector: There is a functional smoke detector installed in the room.

Bedroom #2:

13.10 Entry Door: Satisfactory - The entry door on this room is functional.

13.11 Closet: Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

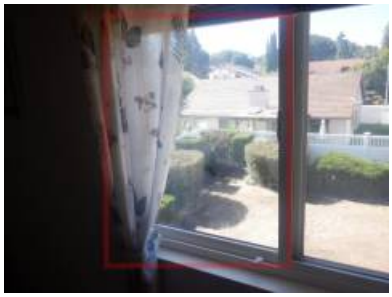
13.12 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

13.13 Ceiling: Satisfactory - The ceiling is functional.

13.14 Ceiling Fan: **Action Necessary** - The ceiling fan installed in this room did not function using normal controls. Possible missing remote. Further evaluation is recommended.

13.15 Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet. Limited View - Covered by personal belongings.

13.16 Windows: **Action Necessary** - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



13.17 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.18 Smoke Detector: There is a functional smoke detector installed in the room.

Bedroom #3:

13.19 Entry Door: Satisfactory - The entry door on this room is functional.

13.20 Closet: Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

13.21 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

13.22 Ceiling: Satisfactory - The ceiling is functional.

13.23 Ceiling Fan: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

13.24 Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet. Limited View - Covered by personal belongings.

13.25 Windows: **Action Necessary** - At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

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13.26 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.27 Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #4:

13.28 Entry Door: **Attention Needed** - The entry door or hardware on this room needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

13.29 Closet: Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

13.30 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

13.31 Ceiling: Satisfactory - The ceiling is functional.

13.32 Floor: **Attention Needed** - The floor in this room is in need of some attention. The floor covering material is carpet. Staining and Discoloration in the carpet flooring noted.

13.33 Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.

13.34 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

13.35 Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

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OTHER LIVING SPACES

Front Entry & Main Hallway:

14.1 The Main Entrance Faces: Northeast.

14.2 Front Entry Door: Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

14.3 Entry Floor: Satisfactory - The entry floor material is in satisfactory condition. The floor covering material is wood or wood-like.

14.4 Main Hallway: Satisfactory - The main hallway walls and floor are in satisfactory condition.

14.5 Guest Closet: Satisfactory - The guest closet is functional and of average size.

14.6 Linen Closet: Satisfactory - The closet is functional, and it has shelving installed.

14.7 Main Staircase: **Action Necessary** - Some portion of the main stairway needs Immediate Action. Gaps Between Spindles Greater than 4". Safety Concern.



14.8 Upper Level Hallway: **Attention Needed** - The upper hallway walls need attention. Some minor cracks were noted. Be sure to take note of any future movement. Repair as needed.



Living Room:

14.9 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

14.10 Ceiling: Satisfactory - The ceiling is functional.

14.11 Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet. Limited View - Covered by personal belongings.

14.12 Windows: **Attention Needed** - At least one window or associated hardware in this room needs attention. Unable to open window at time of inspection. Locking hardware did not appear to disengage. Further evaluation is recommended.

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14.13 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:

14.14 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

14.15 Ceiling: **Attention Needed** - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak - Noted above window. Further evaluation as to cause and corrective action is recommended.



14.16 Light Fixture: Satisfactory - Light is in working order.

14.17 Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is, carpet. Limited View - Covered by personal belongings.

14.18 Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.

14.19 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Family Room:

14.20 Walls: Satisfactory - The walls in the room appear to be satisfactory. Limited View Due to stored items.

14.21 Ceiling: Satisfactory - The ceiling is functional.

14.22 Floor: **Attention Needed** - The floor in this room is in need of some attention. The floor covering material is carpet. Staining and Discoloration in the carpet flooring noted.

14.23 Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

14.24 Fireplace: **Attention Needed -** Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report. Further Evaluation by Fireplace Professional is Recommended.

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POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

15.1

Attention Needed - There is a 15-amp breaker labeled "Spa Pump" that was shut-off at time of inspection. No spa noted at time of inspection. Further evaluation is recommended.



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